177.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	756,100 / 756,100
					USE VALUE:	756,100 / 756,100
					ASSESSED:	756,100 / 756,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
165		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RENAULT JAMES N & SUSAN M
Owner 2:	
Owner 3:	
Street 1:	165 SYLVIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1942, having primarily Vinyl Exterior and 1996 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6280.000	330,200		425,900	756,100
Total Card	0.144	330,200		425,900	756,100
Total Parcel	0.144	330,200		425,900	756,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.76 | /Parcel: 378.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119320

GIS Ref

GIS Ref

Insp Date 08/30/18

!13859!

PREVIOUS ASSESSMENT

Parcel ID 177.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	330,200	0	6,280.	425,900	756,100		Year end	12/23/2021
2021	101	FV	318,700	0	6,280.	425,900	744,600		Year End Roll	12/10/2020
2020	101	FV	318,700	0	6,280.	425,900	744,600	744,600	Year End Roll	12/18/2019
2019	101	FV	252,200	0	6,280.	419,800	672,000	672,000	Year End Roll	1/3/2019
2018	101	FV	280,000	0	6,280.	322,500	602,500	602,500	Year End Roll	12/20/2017
2017	101	FV	280,000	0	6,280.	304,200	584,200	584,200	Year End Roll	1/3/2017
2016	101	FV	280,000	0	6,280.	279,900	559,900	559,900	Year End	1/4/2016
2015	101	FV	264,700	0	6,280.	261,600	526,300	526,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:51:32

LAST REV

Date	Time
09/13/18	12:18:45
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13859

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13259-624		8/1/1977		41,000	No	No		Y

USER DEFINED

Prior Id # 1:	119320
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2006	473	Wood Dec	15,680			G7	GR FY07	NEW WOOD DECK
4/4/2003	284	Dormers	60,000			G6	GR FY06	ADD FRT DORMERS
5/8/1995	260		30,000					ADD TO KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	Inspected	CC	Chris C
7/20/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	345	PATRIOT
8/11/2005	Fieldrev-Chg	BR	B Rossignol
1/4/2000	Meas/Inspect	243	PATRIOT
7/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6280		Sq. Ft.	Site		0	70.	0.97	6									425,880						425,900	

Total AC/HA:	0.14417	Total SF/SM:	6280	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	425,880	Spl Credit		Total:	425,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1942	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.23757696
Const Adj.:	0.99594003
Adj $ / SQ:	135.581
Other Features:	83201
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370156
Depreciation:	39977
Depreciated Total:	330179

COMMENTS

PDAS.. GAS LOG FP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

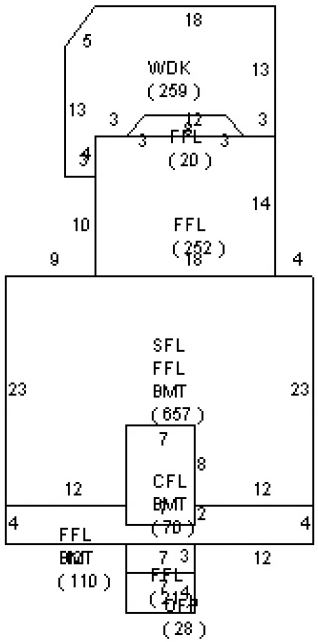
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	135.58
Special Features:	0	Val/Su Net:	113.43
Final Total:	330200	Val/Su SzAd	184.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,060	135.580	143,716
BMT	Basement	837	48.300	40,428
SFL	Second Floor	657	135.580	89,077
WDK	Deck	259	9.820	2,544
CFL	Cathflr	70	142.360	9,965
OFP	Open Porch	28	43.820	1,227

Net Sketched Area:	2,911	Total:	286,957
Size Ad	1787	Gross Area	2911	FinArea	1996
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X16	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

177.0-0002-0002.0

IMAGE

AssessPro Patriot Properties, Inc